

MINUTES
PLANNING COMMISSION
APRIL 24, 2018 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

Chairman Pritchard called the meeting to order at 7:01 p.m.

I. ROLL CALL

Regular members present: Pritchard, Kane, Tarbox, Steinfeld
Members absent: Zod
Staff present: Jones, Glemboski, Hovland

Chairman Pritchard appointed Steinfeld as Acting Secretary.

II. APPROVAL OF MINUTES

1. Special Meeting of March 27, 2018

MOTION: To adopt the minutes of the special meeting of March 27, 2018 as written.

Motion made by Kane, seconded by Steinfeld, so voted unanimously.

2. Regular Meeting of March 27, 2018

MOTION: To adopt the minutes of the regular meeting of March 27, 2018 as written.

Motion made by Kane, seconded by Steinfeld, so voted unanimously.

III. PUBLIC COMMUNICATIONS

Chairman Pritchard reported that Kane had been reappointed to the Planning Commission with a term expiring December 31, 2022.

IV. SUBDIVISIONS - None

V. SITE PLANS - None

VI. OLD BUSINESS – None

VII. NEW BUSINESS

1. Town of Stonington Referral for Public Hearing on May 1, 2018
 - a. CME Associates- Regulation Text Amendment

The Commission had no comment.

2. Town of Groton Zoning Board of Appeals Referral for Public Hearing on April 25, 2018
 - a. ZBA#18-01– 84 Route 27; Mystic 84, LLC– Owner; Alan Short– Applicant

Staff explained that the church on the property had not been used as a church for many years; it is currently approved for three apartments and a warehouse/storage space. This variance application is to change the warehouse/storage space into an 80-seat theatre.

The Commission expressed concern over the lack of parking for the proposed theatre. The existing parking is an unpaved area that is used for residents of the three apartments. The Commission also questioned how the applicants would handle the noise of a theatre with respect to the residential properties in close proximity.

The Commission commented that they are concerned about how parking and noise will be addressed, particularly in regards to adjacent residential properties.

3. Zoning Regulation Rewrite Project – Update

Staff provided the updated Zoning Regulation rewrite schedule to the Commission. Staff reported that in May the Zoning Commission will be meeting to address parking and sign standards. The Zoning Regulation rewrite project is on the website for public viewing.

4. Report of Commission

Staff reported that Mattress Firm now has a wavy dancing sign. Pritchard questioned if the town is doing anything to prevent businesses from using them. Staff assured that it is a matter that continues to be addressed.

5. New Applications

1. SIT18-02: Commercial Building, 90 Leonard Drive

2. SIT18-03: Hurne Estate Venue, 215 Thomas Road

VIII. REPORT OF CHAIRMAN

Chairman Pritchard attended the COG Regional Planning Commission meeting of April 23rd, 2018. They presented a housing report that projected the need for housing to be 500 units per year for the next few years. The COG Regional Planning Commission also discussed the Southeastern Connecticut Housing Alliance and their request to talk to various applicable Commissions; Pritchard suggested they talk with the Town's Zoning Commission.

REPORT OF STAFF

Staff noted the Poquonnock Bridge Village public meeting taking place Monday, April 30th, 2018, to discuss design guidelines for future development.

The planner for the City of Groton is retiring; a planning position for the City will be available.

ADJOURNMENT

Motion to adjourn at 7:24 p.m. was made by Tarbox, seconded by Steinfeld, so voted unanimously.

Hank Steinfeld, Acting Secretary
Planning Commission

Prepared by Kara Hovland
Office Assistant II